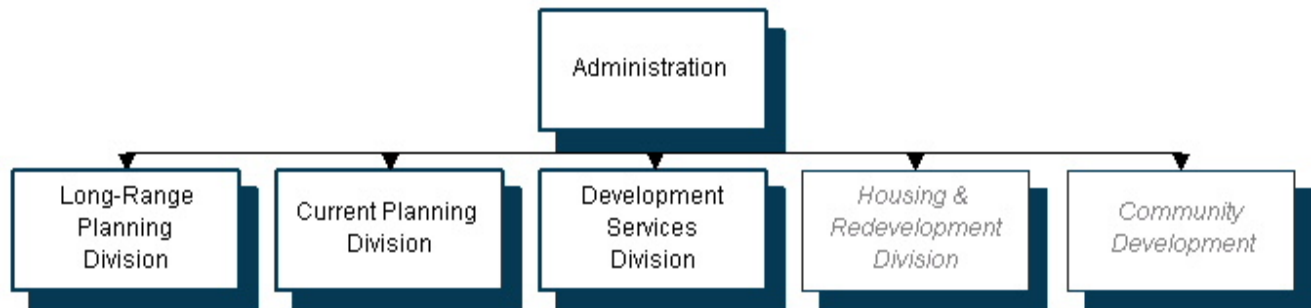


# C H A N D L E R



## Planning & Development Department



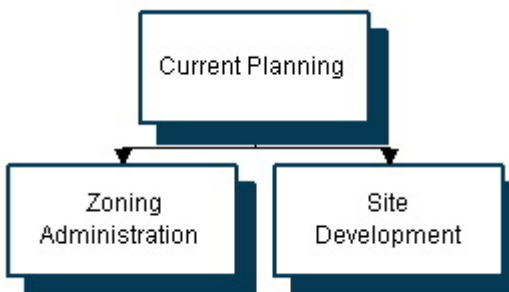
### *Long Range Planning*

**Long-Range Planning** staff guides and directs growth through the development of plans, policies and ordinances that preserve the character and enhance the livability of the city.

Long-Range Planning:

- Tracks land use and population statistics.
- Prepares development policies and code amendments.
- Maintains all elements of the Chandler General Plan as required by State Statutes

### *Current Planning*



**Zoning administration** staff reviews private development projects to ensure consistency with the City's General Plan, Zoning Code, and other laws and regulations; and provides professional support to the Architectural Review Board, Design Review Committee, Board of Adjustment, Planning & Zoning Commission and City Council. Staff works with clients on a variety of matters that include:

**Site development** staff provides plan review and inspections to ensure compliance with all site development standards mandated by the Zoning Code and Council development policy, as well as Planning & Zoning Commission and City Council conditions of development approval.

- Zoning
- Annexation
- Design review
- Development policies
- Preliminary development plans
- Subdivision plats
- Use permits
- Signage
- Variances

### *Development Services*

**Building and safety plan review** staff reviews and approves building construction plans, including structural, mechanical, electrical, plumbing and fire suppression, for conformance with the appropriate codes.

**Civil engineering plan review** staff reviews site development and subdivision civil plans for storm water retention and offsite public infrastructure improvements, including water and sewer lines, curb, gutter, sidewalk, pavement and striping, streetlights, and medians.

**Construction permitting** staff log in all plans for review, collect development-related fees, and issue permits.

**Building inspection** staff inspects all new building construction for conformance with approved plans.

